

APPLICATION TO PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. MS22-29 Fee Amount: \$ 150⁰⁰ Date Fee Received: 6/17/2022

1. APPLICANT Seven Springs Farm, LLC

MAILING ADDRESS 731 Jackstown Road, Paris, KY 40361

PHONE NO. 859-556-1998-Jim Thompson (HOME) _____ (WORK) _____

2. TYPE OF REQUEST (Check one) MINOR SUBDIVISION MAJOR SUBDIVISION
 AMENDED SUBDIVISION PLAT CONSOLIDATION

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Millersburg

4. SUBDIVISION NAME: _____ TOTAL ACREAGE: 396 NUMBER OF LOTS: 2

5. EXISTING USE: agriculture ZONING DISTRICT: A-1

6. LOT INFORMATION (as it pertains to individual application):

Acreege of Original Lots: Property 1- 220 2- 176 3- _____ 4- _____ 5- _____

Acreege of Parcel to be divided: 220

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

[Signature]
APPLICANT SIGNATURE

6/15/2022
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

REAL ESTATE TAX PAID AMT \$ 1,125.00
RICHARD STIPP EADS, BCC
DATE 5-9-12 BY Anthony J. Judd

LS3890P
BOOK 287 PAGE 425

THIS DEED, made and entered into on this 8th day of May, 2012, by and between Occidental Thoroughbreds Farm, LLC, a Kentucky limited liability company, party of the first part, of 1380 Jackstown Road Paris, KY 40361, and Four K Land & Resources, Inc., a Kentucky corporation, in c/o John R. McGinnis 402 Main Street, Suite 2, Greenup, KY 41144, party of the second part. Tax bills may be mailed to Four K Land & Resources, Inc. in care of John R. McGinnis 402 Main Street, Suite 2, Greenup, KY 41144.

WITNESSETH

THAT the party of the first part, for and in consideration of the total purchase price of \$1,125,000.00, cash in hand paid by the party of the second part, the receipt of all of which is hereby acknowledged, has bargained and sold and does hereby grant and convey unto the party of the second part, its successors and assigns forever, the following described property together with all improvements thereon and appurtenances thereunto belonging, located in the County of **Bourbon**, State of Kentucky, described as follows, to-wit:

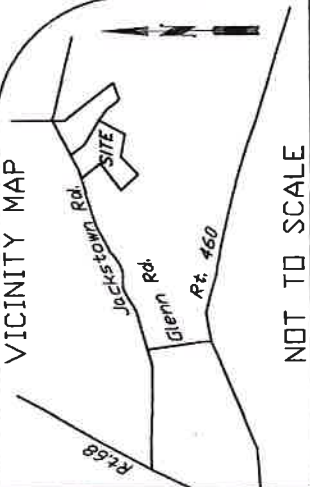
A certain tract or parcel of land in Bourbon County, Kentucky, being known and designated as the West Parcel, containing an area of 219.772 acres more or less, of the Allen Hoger property as shown by plat recorded in Plat Cabinet C, Page 278, of the Bourbon County Clerk's office.

Being the same property conveyed to Occidental Thoroughbreds Farm, LLC by Deed dated June 10, 2008, from Allen A. Hoger and Elizabeth M. Hoger, husband and wife, of record in Deed Book 275, page 355, in the aforesaid County Clerk's office.

TO HAVE AND TO HOLD the above described property unto the said party of the second part, his or her heirs and assigns forever.

And the said party of the first part does hereby release and relinquish unto the said party of the second part, its successors and assigns, all of its (first party's) right, title and interest in and to said property, including dower, curtesy, and the Homestead Exemption and any and all other

Return to:
Thurman, White & Anderson
2357 Huguenard, Suite 200
Lexington, Kentucky 40508



Blacks Crossing Rd.



Survey Notes

Note 'A', The division of land set forth on this plat is for "mechanical use" as defined in KRS 100.118 and the Bourbon County Planning and Zoning Regulations. Each tract shown on this plat contains at least 50 acres and 200 feet of road frontage and does not involve a new street.
 Note 'B', Blacks Ridge Road which is also called Forrest Northwest Lane though it appears unimproved by the county is listed in the county road records presently.

Lodged for Record
 Richard Stipe Esq
 Bourbon County Clerk
 June 15 2008 11:27 A.M.
 Michael Stipe Esq
 By: [Signature] S.C.

08 JUN 11 AM 11:27
 LODGED FOR RECORD
 RICHARD STIPE CLERK
 BOURBON COUNTY CLERK

Jackstown Rd.

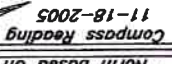
Belle Brent W. Duchin Trust
 Deed Book 235 Page 335

Mark & Catherine Wells
 Deed Book 235 Page 335

Blacks Ridge Rd.
 (F.K.A. Forest Retreat Lane)

OWNER'S CERTIFICATION
 I (we) do hereby certify that I (an we) are the owner or owners of the property depicted hereon and that I (we) do hereby adopt this survey.

Allen A Heger by Sammie Dwyer PPA 6/16/08
 Elizabeth Heger by Sammie Dwyer PPA 6/16/08
 DATE DATE



NOT TO SCALE

East Parcel
 170.268 acres

Allen Heger
 Deed Book 261 Page 541

George & Ruby Thomas
 Deed Book 125 Page 390

West Parcel
 219.772 acres

Triple Bell Farms, LLC
 Deed Book 263 Page 416

PLAT OF SURVEY FOR
 Occidental Thoroughbreds
 P.O. Box 507
 PARIS, KY 40361
 C/278

Situated east of Paris in Bourbon County Kentucky and being a boundary Survey and division at the behest of Occidental Thoroughbreds of the lands Allen Heger as described in Deed Book 261 Page 541.

SCALE: 1" = 800'
 DATE OF PLAT: 4-16-2008
 STATE OF KENTUCKY
 PLAT DRAWN BY: J. A. S. DRAWING: 08013.010g
 FIELD SURVEY: 4-15-2008 by Candice Williams J. A. Smith
 SURVEYED BY: Jeff A. Smith, PLS #3419
 2011 S. Main St., Paris, KY 40361
 Phone: 859-987-6933 Fax: 859-988-0826
 http://home.mindspg.com/~pls3419/index.html
 e-mail: pls3419@mindspg.com
 FILE NUMBER: 08013

SURVEYOR'S CERTIFICATION
 I do hereby certify that this survey was made by the method of random traverse with an unadjusted error of closure of 1:151200. No further adjustment was deemed necessary. This survey meets or exceeds the standards for a class 'B' (rural) Survey.

Jeff A. Smith, PLS #3419 Date: 4-16-2008

Triple Bell Farms, LLC



C-278

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

2021 JUL -9 AM 11:36

REAL ESTATE TAX PAID AMT \$ 1,317⁰⁰
RICHARD STIPP EADS, BCC
DATE 7-9-21 BY M. E. Talbot DC

THIS DEED made and entered into this the 9th day of July, 2021, by and between JUDITH THOMAS MACDUFFEE, unmarried, whose mailing address is 747 Lakeshore Drive, Lexington, Kentucky 40502 and WILLIAM EUGENE THOMAS, unmarried, whose mailing address is 170 Bourbon Hills Drive, Paris, Kentucky 40361 ("Grantors"), and SEVEN SPRINGS FARM, LLC, a Kentucky limited liability company, whose address is 731 Jackstown Road, Paris, Kentucky 40361, ("Grantee") with the in-care of mailing address for the current tax year to be in Seven Springs Farm, LLC, 731 Jackstown Road, Paris, Kentucky 40361.

WITNESSETH:

THAT for and in consideration of the sum of One Million Three Hundred Seventeen Thousand and No/100 (\$1,317,000.00) Dollars, the receipt of which is hereby acknowledged, the Grantors have bargained and sold and do hereby grant and convey unto the Grantee, in fee simple, its successors and assigns, forever, all of the following property located in Bourbon County, Kentucky, and more fully described as follows, to-wit:

A certain tract or parcel of land lying and being about six miles east of Paris, Kentucky, on the Paris and Jackstown Pike, more particularly bounded and described as:

Beginning in the middle of the Paris and Jackstown turnpike which is 21 links from a stone on the north side of said turnpike and running therefrom with the middle of dirt road South 37 deg. East 43.10 chains to a stone corner to Mrs. A. M. Collins; thence North 52 1/2 deg. East 36.30 chains to a stone, corner to same; thence North 53 1/2 deg. East 9.88 chains to a stone, corner to same; thence North 51 3/4 deg. East 6.39 chains; thence North 37 1/2 deg. West 23.82 chains to the middle of said turnpike; thence with the middle thereof, as it meanders South 73 1/2 deg. West 29.65 chains; thence South 70 3/4 deg. West 10 chains; thence South 72 3/4 deg. West 16 chains to the beginning, containing 176.02 acres.

Please Return To:
DINSMORE & SHOHL, LLP
100 WEST MAIN STREET, SUITE 900
LEXINGTON, KENTUCKY 40507

Being the same property conveyed to George W. Thomas and Ruby C. Thomas, husband and wife, equally and jointly, by Deed dated March 4, 1946, and of record in Deed Book 125, Page 390, in the Bourbon County Clerk's Office. George W. Thomas died testate on May 15, 1992, and pursuant to the terms of his Will of record in Will Book LL, Page 784, Item III, the property comprising his residual estate was to be apportioned between Part A and Part B, in the manner as set out in said Will, and at the sole discretion of the Co-Executors of his Estate. As set out in Affidavit in Aid of Title of record in Deed Book 222, Page 655, said Co-Executors, namely Judith Thomas MacDuffee and William Eugene Thomas, allocated the one-half interest of said George W. Thomas to Part B. Said Will devised and bequeathed Part B to the Co-Trustees (of the trust for which provision was made in said Will), to be held in trust, in accordance with the terms and conditions set forth in Item III C of said will. As further set out in said Will, the named Co-Trustees were Judith Thomas MacDuffee and William Eugene Thomas. Ruby C. Thomas a/k/a Ruby Christine Combs Thomas, died in 2014 and a Deed dated September 22, 2015, for the one-half interest of said Ruby C. Thomas, was executed and conveyed (pursuant to the disbursement of the Estate of Ruby Christine Combs Thomas, 14-P-00048) from The Estate of Ruby Christine Combs Thomas, by Co-Executors Judith Thomas MacDuffee and William Eugene Thomas, to Judith Thomas MacDuffee and William Eugene Thomas, individually, and recorded in Deed Book 300, Page 293, all in the Bourbon County Clerk's Office. In support of the Deed recorded in Deed Book 300, Page 293, the Will of Ruby C. Thomas a/k/a Ruby Christine Combs Thomas was recorded in Will Book EEE, Page 468, in the Bourbon County Clerk's Office.

Being the same property in which an undivided one-half (1/2) interest was conveyed from The Estate of Ruby Christine Combs Thomas, by Co-Executors Judith Thomas MacDuffee and William Eugene Thomas, to Judith Thomas MacDuffee and William Eugene Thomas, individually, and recorded in Deed Book 300, Page 293, all in the Bourbon County Clerk's Office. In support of the Deed recorded in Deed Book 300, Page 293, the Will of Ruby C. Thomas a/k/a Ruby Christine Combs Thomas was recorded in Will Book EEE, Page 468, in the Bourbon County Clerk's Office.

Being the same property conveyed from Judith Thomas MacDuffee and William Eugene Thomas, Co-Trustees Under the Will of George W. Thomas, Deceased, to Judith Thomas MacDuffee and William Eugene Thomas, by Deed dated July 9, 2021 and of record in Deed Book _____, Page _____, in the Bourbon County Clerk's Office.

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)

June 17, 2022

File No. 22-5124

Bourbon County Planning Commission
525 High Street, Room 127
Paris, Kentucky 40361

RE: Consolidation @ Jackstown Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 145.054 acre tract with an existing 176 +/- acre tract. The land use will remain the same-agricultural.

To our knowledge, the board of adjustments has not taken any prior action in regards to this property.

The adjoining property owners are:

SPARKS VIEW FARM LLC, P O BOX 12395, LEXINGTON KY 40583
TRIPLE BELL FARMS LLC, P O BOX 718, PARIS KY 40362-0718
LINDA LOU BAUGHMAN & ELIZABETH BAUGHMAN, 1148 JACKSTOWN RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures